



CASTLE SYSTEMS, INC.

4385 High Noon Dr., Bulverde, TX 78163

swlangford@gmail.com

Office 830.980.7497

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 23, 2021

**DEED OF TRUST:**

EFFECTIVE DATE: October 5, 2018  
GRANTORS: ROELIO ESPINOZA JR. and wife, JESSICA YSASSI ESPINOZA  
GRANTORS' COUNTY: Atascosa  
BENEFICIARY: Castle Systems, Inc.  
TRUSTEE: Eddie Langford  
TRUSTEE'S ADDRESS: 4385 High Noon Dr., Bulverde, TX 78163  
RECORDING INFORMATION: Clerk's Instrument No. 191080, Official Public Records, Atascosa Co, TX

PROPERTY (including any improvements):

**BEING the surface estate only to Lot Number Forty-Six (46), Twin Oaks Estates, Unit Number One (1),** a subdivision of Atascosa County, Texas as shown on a replat of a Portion of Lot Forty-Four (44), Twin Oaks Estates, Unit One (1), recorded on Sheet 340-B, (NPC), Map and Plat Records, Atascosa County, Texas.

**NOTE:**

DATE: October 5, 2018  
AMOUNT: \$43,000.00  
DEBTOR: ROELIO ESPINOZA JR. and wife, JESSICA YSASSI ESPINOZA  
HOLDER: Castle Systems, Inc.

**DATE OF SALE OF PROPERTY:** May 4<sup>th</sup>, 2021

**EARLIEST TIME OF SALE OF PROPERTY:** 11:00 a.m. or within three hours thereafter

**PLACE OF SALE OF PROPERTY:** At the west porch of the Atascosa County Courthouse, located at #1 Courthouse Circle Drive in the City of Jourdanton, County of Atascosa, State of Texas or as designated by the office of the County Commissioners of the County Commissioners Court.

**COUNTY OF SALE:** Atascosa County, Texas

MORTGAGE SERVICER: Castle Systems, Inc  
CURRENT MORTGAGEE: Castle Systems, Inc.  
MORTGAGE SERVICER'S ADDRESS: 4385 High Noon Dr., Bulverde, Tx 78163

The above-named Grantors previously conveyed the above-described Property in trust to secure payment of the Note set forth in the above-described Deed of Trust. Default has occurred in the payment under the Note and in the performance of the obligations set forth in the Deed of Trust. Such default has not been cured, and all sums secured by the Deed of Trust were declared to be immediately due and payable.



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NOTICE IS HEREBY GIVEN THAT:

The maturity of the Note set forth in the Deed of Trust has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

On the Date, at the Place, and not earlier than the Time described above for the Sale, the Trustee will sell the property by public auction to the highest bidder for cash in accordance with the Deed of Trust and applicable Texas law.

The Sale shall be made subject to any legal impediments to the sale of the Property and any exceptions set forth in the Deed of Trust or of record to the extent that they remain in effect.

Pursuant to section 51.009 of the Texas Property Code, the Property will be offered "AS IS", without any expressed or implied warranties, except the warranties, if any, specifically provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Eddie Langford, Trustee

FILED FOR RECORD

2021 MAR 30 AM 11:10

DIANE GONZALES  
ATASCOSA COUNTY CLERK

BY DEPUTY